



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

118 Royal Birch Villas NW
Calgary, Alberta

MLS # A2329721



\$368,000

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,161 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d42
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan		

Inclusions: None

Welcome to this beautifully maintained two storey townhome offering the perfect blend of comfort and functionality in the sought after community of Royal Oak. The main floor showcases a stylish mix of tile and hand scraped hardwood flooring throughout. The bright living room is a true focal point, featuring a cozy corner fireplace, expansive southwest facing bay windows that fill the space with natural light, and a convenient built-in desk, ideal for a home office nook. The kitchen is both functional and elegant, complete with granite countertops and a pantry for extra storage. The adjoining dining room opens directly onto a private deck, perfect for morning coffee or evening relaxation. A powder room completes the main level. Upstairs, you will find two spacious bedrooms, each boasting its own walk-in closet, along with a shared four piece bathroom. The unfinished basement offers excellent potential and includes the laundry room and utilities, ready for your personal touch. Ideally located within a short walk to Royal Oak Centre, residents enjoy easy access to an abundance of shopping and dining options, including A Mart and Walmart. Families will appreciate the walking distance to William D. Pratt School and Royal Oak School, as well as the nearby Shane Homes YMCA. Commuters will love the quick and easy access to Country Hills Boulevard and Stoney Trail, making this location as convenient as it is comfortable. This home is a wonderful opportunity for first time buyers, young families, or investors looking for a well appointed property in a vibrant, amenity rich neighbourhood.